

SEND TAX NOTICE TO:
Raymond Norton and Diane Norton
1092 Regency Way
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **SEVEN HUNDRED FIFTY THOUSAND AND 00/100 (\$750,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Erika Lam Yeap Harju and Sean Harju, a married couple, and Stanton Ingram, a married person**, whose address is 3521 Bermuda Drive, Irondale, AL 35210, (hereinafter "Grantor", whether one or more), by **Raymond Norton and Diane Norton**, whose address is 1092 Regency Way, Birmingham, AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Raymond Norton and Diane Norton, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1092 Regency Way, Birmingham, AL 35242 to-wit:**

Lat 2920, according to the Survey of Highland Lakes, 29th Sector, an Eddleman Community, as recorded in Map Book 36, page 33 A, B, C and D, in the Probate Office of Shelby County, Alabama.

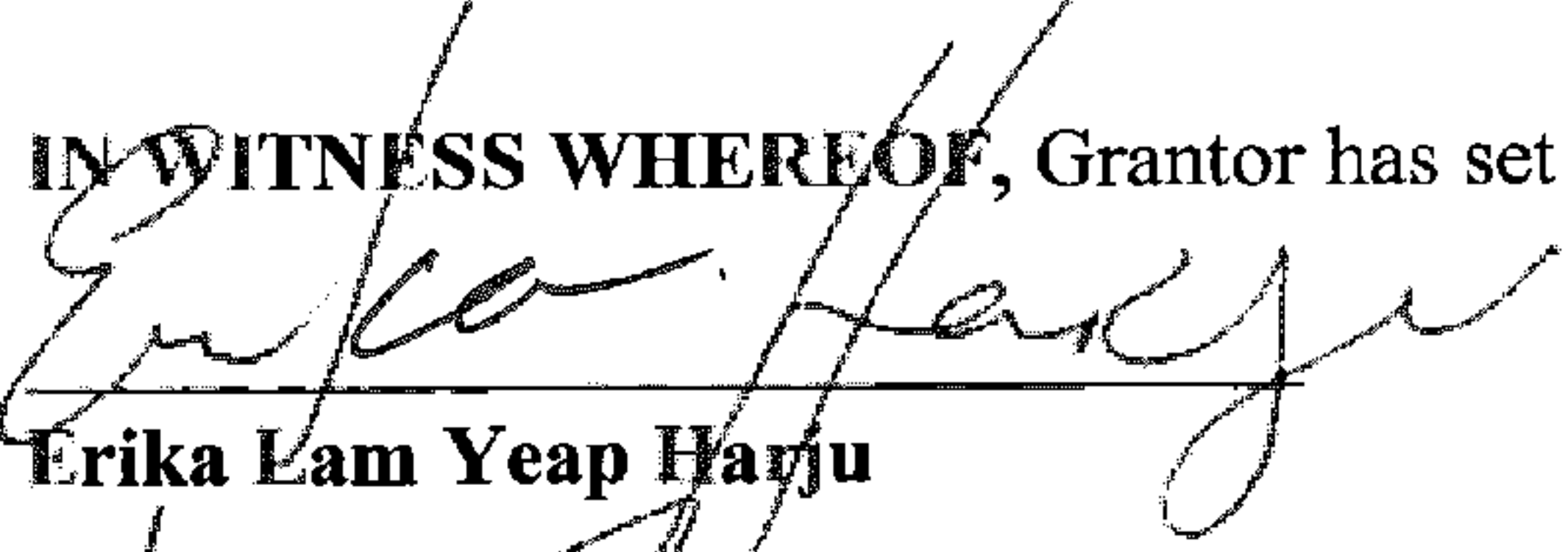
Together with non-exclusive easement to use the private roadways, Common Area, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst. No. 1994-07111 and amended in Inst. no. 1996-17543, and further amended in Inst. No. 999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 27th Sector, recorded as Inst. No. 20031010000683520, in the Probate Office of Shelby County, Alabama (which with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

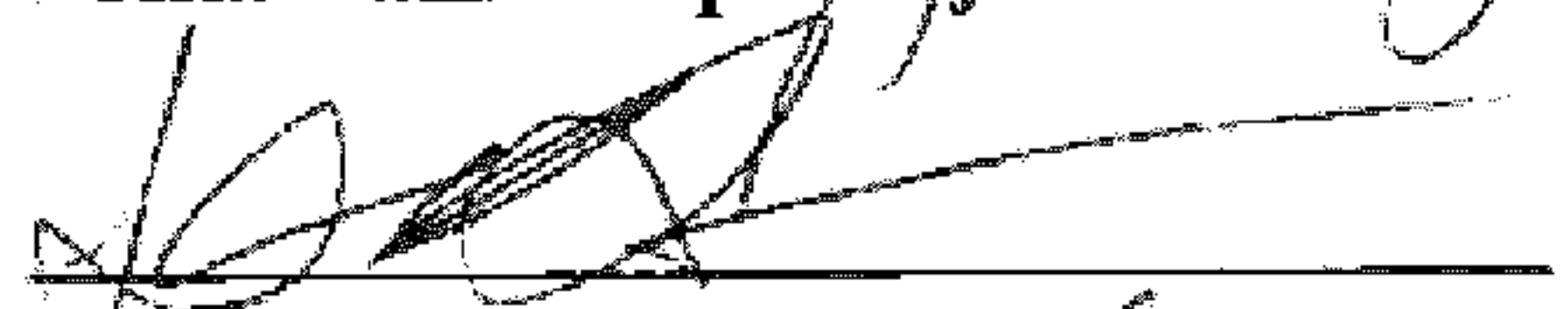
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

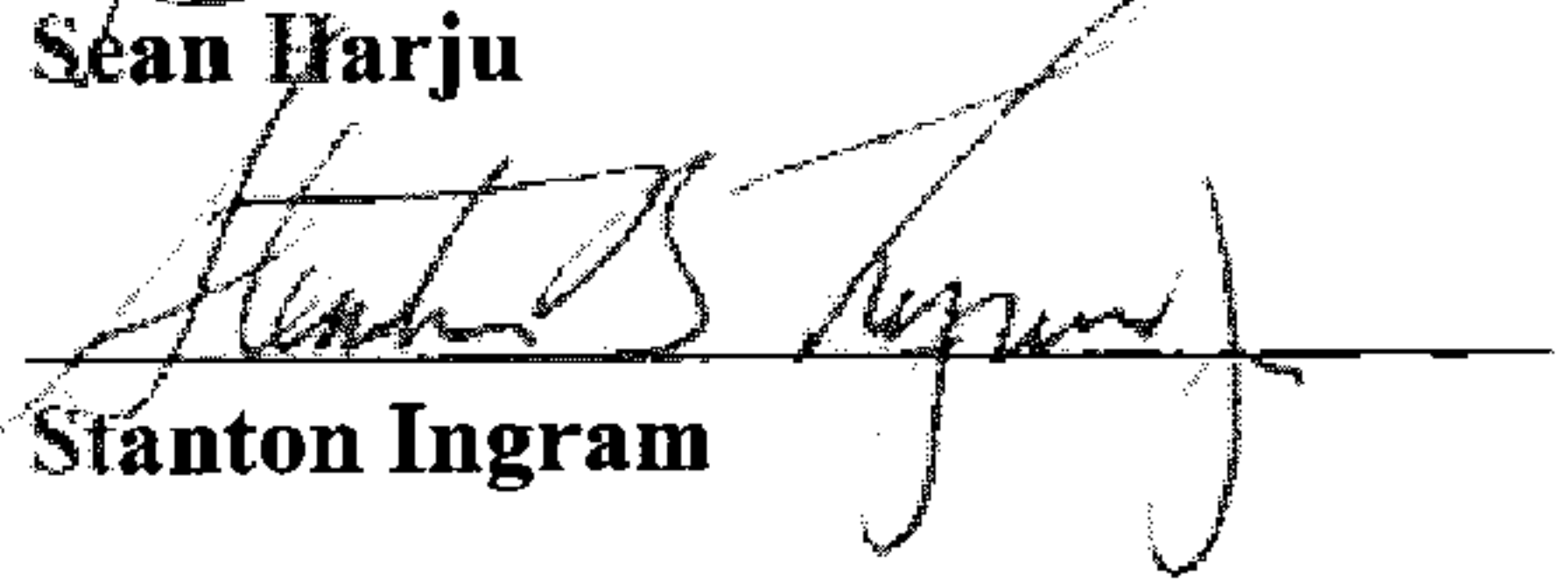
This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama (1975).

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 5th day of October, 2023.


Erika Lam Yeap Harju

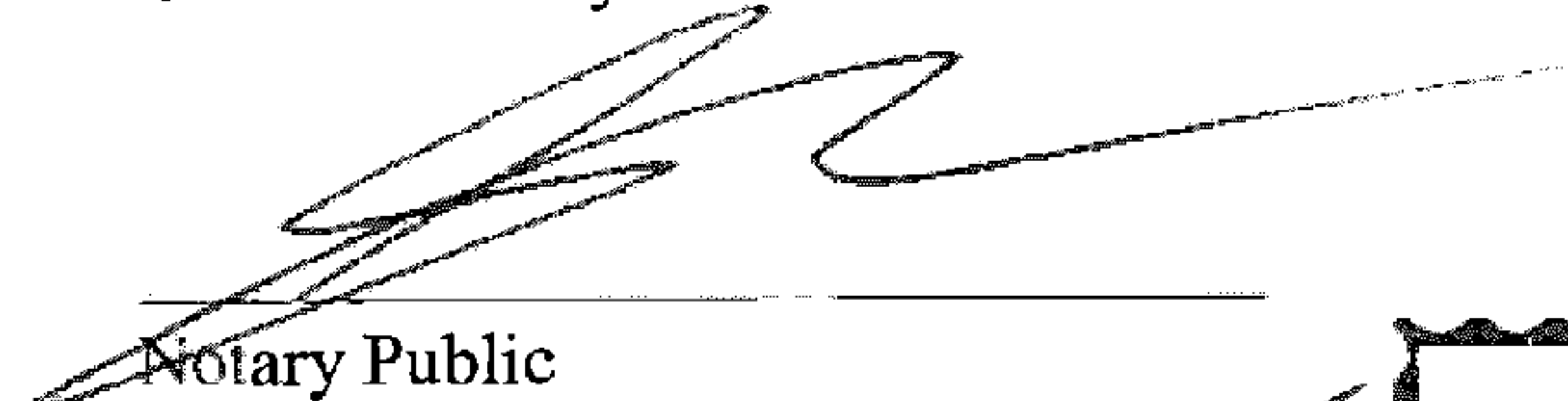

Sean Harju


Stanton Ingram

STATE OF ALABAMA
COUNTY OF JEFFERSON

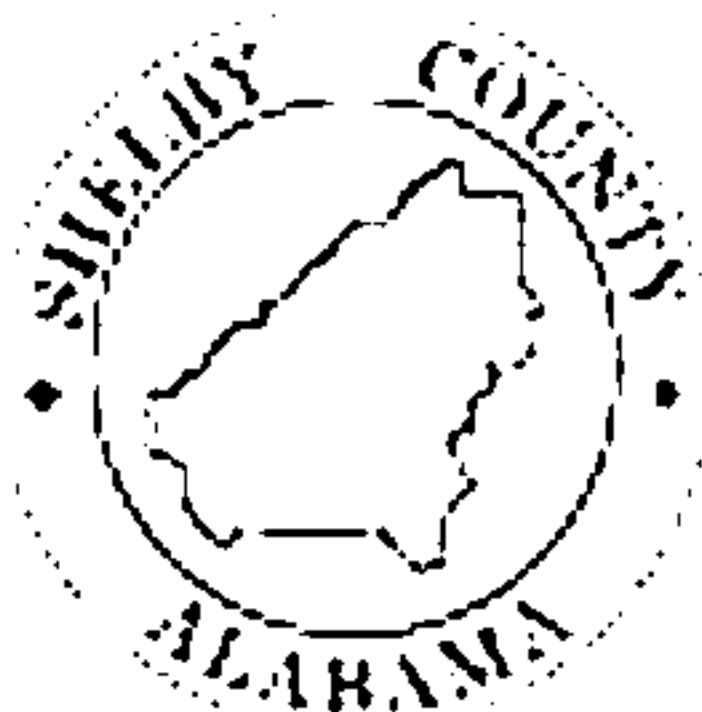
I, the undersigned Notary Public in and for said County and State, hereby certify that Erika Lam Yeap Harju, Sean Harju and Stanton Ingram whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of October, 2023.


Notary Public

My Commission Expires: 03-25-26

PATRICK SKYLER MURPHY
Notary Public
Alabama State at Large



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/09/2023 08:49:37 AM
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